

Conducted remotely via online platform Zoom, pursuant to Governor's Executive Order 202.1. A live-stream of the meeting will also be accessible at: [https://www.youtube.com/channel/UC7RtJN1P\\_RFaFW2IVCnTrDg](https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg). Because of a slight delay in launching the live-stream, the video may begin a few minutes *before* the meeting is formally convened.

## ITHACA URBAN RENEWAL AGENCY (IURA)

### SPECIAL MEETING

### AGENDA

**8:30 A.M., Thursday, March 3, 2022**

 VIRTUAL MEETING

**Join Zoom Meeting:** <https://us02web.zoom.us/j/87153065821?pwd=QmNTOEVOWHVPQlhZR2svaERZS0JkQT09>  
**Meeting ID:** 871 5306 5821  
**Passcode:** 2yL4Ae

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**One-Tap Mobile:** +16465588656,,87153065821#,,,,\*608377# US (New York)  
**Dial by Your Location:** +1 646 558 8656 US (New York)  
**Meeting ID:** 871 5306 5821  
**Find Your Local Number:** <https://us02web.zoom.us/j/87153065821?pwd=QmNTOEVOWHVPQlhZR2svaERZS0JkQT09>  
**Phone Passcode:** 608377

#### PUBLIC COMMENTS

WRITTEN public comments *may be e-mailed until 3:00 p.m., the day before the meeting to:* [cpvott@cityofithaca.org](mailto:cpvott@cityofithaca.org). Members of the public who would prefer to deliver VERBAL comments at the meeting (3-min. max.) should use the Zoom link and log-in credentials (for video) or dial-in number and log-in credentials (for telephone) listed above.

- I. **Call to Order**
- II. **Additions/Deletions from Agenda**
- III. **2022 HUD Entitlement Grant Action Plan**
  - A. Review Public Hearing Format
  - B. Disclosure of Any Potential Conflicts of Interest
  - C. Continuation of Public Hearing #1
    - General Public Input on 2022 Action Plan — Identification of [Priority Community Development Needs](#)
    - Project-by-Project Sponsor Presentations (12-min. max., incl. Q & A – see attached schedule)
  - D. Review Next Steps – Preliminary Discussion
- IV. **Review of Meeting Minutes: February 24, 2022**
- V. **Motion to Adjourn**

**NEXT MEETING:** 8:30 A.M., Thursday, March 24, 2022



*If you have a disability and require accommodation in order to fully participate, please contact the CITY OF ITHACA CLERK'S OFFICE at 274-6570 at least 72 business hours prior to the meeting.*

## 2022 HUD Entitlement Program (City of Ithaca, NY) – Funding Proposals Received

(grey boxes = not eligible activities)

Last Updated: 2/2/22

#	Project	Sponsor	Funding Request	Matching Funds (Sec. & Unsec.)	Total Project Cost	ANTICIPATED AVAILABLE FUNDING			Project Summary Description
						CDBG	HOME	TOTAL	
						\$788,601.96	\$343,515.40	\$1,132,117.36	
<b>HOUSING</b>									
1	215 Cleveland Ave. Rehab*	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 50,000.00	\$ 230,470.00	\$ 280,470.00			\$ -	Funding towards rehabilitation of single-family house to become a permanently affordable for-sale Community Housing Trust home for LMI household.
2	Homeowner Rehab	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 195,000.00	\$ 81,846.66	\$ 276,846.66			\$ -	Assist at least 8 LMI homeowners with maintenance and rehabilitation projects that improve condition, performance, accessibility, and safety of their homes.
3	Minor Repair Program	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 40,000.00	\$ 193,243.00	\$ 233,243.00			\$ -	Funding towards salary/benefits to provide at least 40 LMI homeowners with maintenance and repairs focused on health/safety issues, accessibility, and providing links to other programs and services.
4	Energy Efficient Lighting	BlocPower, LLC	\$ 101,366.00	\$ 270,683.00	\$372,049			\$ -	Replace existing lighting fixtures with efficient LED fixtures for 50 LMI homeowners, in conjunction with a larger program to offer efficient lighting replacements to all LMI residential buildings.
5	Aurora St. & Morris Ave. Revitalization	Habitat for Humanity	\$ 70,000.00	\$ 200,000.00	\$ 270,000.00			\$ -	Funding to rehabilitate 2 homes, creating 2 units of owner-occupied affordable housing for first-time LMI homebuyers.
6	Sears St. Development*	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 200,000.00	\$ 1,500,000.00	\$ 1,700,000.00			\$ -	Funding to construct 4 new permanently affordable for-sale Community Housing Trust homes.
7	Security Deposit Assistance for Vulnerable Households	Catholic Charities of Tompkins/Tioga Counties	\$76,500	\$ 24,606.00	\$ 101,106.00			\$ -	Funding towards security deposits for 65 LMI households (incl. elderly, disabled, single parents) at risk of homelessness to access safe/stable housing and avoid/end homelessness, including 5 deposits for homeless families/children in Housing for School Success program.
8	Geno Legacy Project	Unbroken Promise Initiative	\$ 150,000.00	\$ 50,000.00	\$ 200,000.00			\$ -	Funding to assist at least 3 LMI first-time homebuyers with down-payment assistance, enabling them to buy homes in the City of Ithaca. For homes needing rehabilitation, UPI will provide additional funds for repairs and improvement.
<b>HOUSING SUBTOTAL:</b>			<b>\$ 882,866.00</b>	<b>\$ 2,550,848.66</b>	<b>\$ 3,433,714.66</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>ECONOMIC DEVELOPMENT</b>									
9	Green Job Opportunities Through Reuse Training	Finger Lakes ReUse, Inc.	\$61,934.65	\$ 102,430.87	\$ 164,365.52			\$ -	Funding for job training for LMI populations and placement of at least 8 LMI adults with employment barriers into permanent unsubsidized positions.
10	Work Preserve Job Training: Job Placements	Historic Ithaca, Inc.	\$ 67,500.00	\$ 135,317.00	\$ 202,817.00			\$ -	Funding for staff salaries and participant stipends leading to job placements of 5 LMI individuals (e.g., youth, adults, homeless, formerly incarcerated, people with disabilities/mental illness, people with barriers to employment, new entrants to workforce), following job-readiness training.
11	Hospitality Employment Training Program (HETP)	Greater Ithaca Activities Center, Inc. (GIAC)	\$ 100,000.00	\$ 42,000.00	\$ 142,000.00			\$ -	Staff, supplies, stipends, and professional fees to train 10 and place 8 LMI adults with employment barriers (e.g., people with disabilities, formerly incarcerated, homeless, recovering addicts, immigrants, single parents) into hospitality and office/administrative positions.
[#]	Economic Development Loan Fund	IURA	\$ 120,000.00	\$ 180,000.00	\$ 300,000.00	\$ 120,000.00		\$ 120,000.00	Capitalize loan fund for business loans resulting in job creation (including underwriting and delivery).
<b>ECONOMIC DEVELOPMENT SUBTOTAL:</b>			<b>\$349,434.65</b>	<b>\$459,747.87</b>	<b>\$809,182.52</b>	<b>\$ 120,000.00</b>	<b>\$ -</b>	<b>\$ 120,000.00</b>	
<b>PUBLIC FACILITIES/INFRASTRUCTURE</b>									
12	Catholic Charities Building	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 93,744.00	\$ 127,600.00	\$ 221,344.00			\$ -	Funding to address critical inherited deferred building maintenance issues to allow Catholic Charities to continue operations in this location.
13	Bus Stops & Shelters	TCAT	\$ 72,600.00	\$12,845.00	\$85,445.00			\$ -	Funding to improve availability of bus stops and shelters in the West End corridor.
14	West End Pedestrian Improvements	City of Ithaca	\$ 205,000.00	\$ 165,000.00	\$ 370,000.00			\$ -	Funding to construct ADA curb ramps, sidewalks, and cross-walks at: Elm St./Chestnut St. Intersection and 200 Cecil A. Malone Dr.
15	Splash Pad & Bathroom Building	Friends of Stewart Park	\$ 100,000.00	\$ 700,000.00	\$ 800,000.00			\$ -	Funding to expand accessible recreational and public bathroom facilities, resulting in the ability for disabled adults and/or children to play alongside one another without barriers.
<b>PUBLIC FACILITIES SUBTOTAL:</b>			<b>\$ 471,344.00</b>	<b>\$ 1,005,445.00</b>	<b>\$ 1,476,789.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>PUBLIC SERVICES Public Services Funding Cap = 15% of 2021 CDBG Award: \$102,200</b>									
16	2-1-1 Information & Referral	Human Services Coalition of Tompkins County, Inc. (HSC)	\$ 25,000.00	\$ 115,987.00	\$ 460,836.00			\$ -	Staff salaries to provide sufficient contact center coverage to meet community needs, benefiting at least 3,375 LMI persons.
17	Work Preserve Job Training: Job Readiness	Historic Ithaca, Inc.	\$ 20,000.00	(same as #10 above)	(same as #10 above)			\$ -	Funding for staff salaries to provide 10 LMI youth and adults with job-readiness training, workplace evaluations, and support in transitioning to other services or employment.
18	Immigrant Services Program (ISP)	Catholic Charities of Tompkins/Tioga Counties	\$ 30,000.00	\$ 47,500.00	\$ 77,500.00			\$ -	Staffing to provide 100 refugees and immigrants with direct services and referrals so they can integrate into the community.
19	GIAC Computer Lab	Greater Ithaca Activities Center, Inc. (GIAC)	\$ 22,750.00	\$ 10,800.00	\$ 33,550.00			\$ -	Funding to update a 12-station computer lab which will bridge the achievement and accessibility gap for LMI families and participants.
20	Pre-Apprentice Program % Work Services	Black Hands Universal	\$ 31,300.00	\$ 133,700.00	\$ 165,000.00			\$ -	Funding to develop coalition of construction businesses, trades, and skilled laborers for hands-on training enabling 60 qualified LMI graduates to enroll in apprenticeship programs.
21	Latino Multicultural Center	No Más Lágrimas	\$ 33,240.00	\$ -	\$ 33,240.00			\$ -	Funding for weekly free food distributions and increased Latino Multicultural Center programming, including youth programming that includes art workshops and entertainment.
<b>PUBLIC SERVICES SUBTOTAL:</b>			<b>\$ 162,290.00</b>	<b>\$ 307,987.00</b>	<b>\$ 770,126.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>ADMINISTRATION</b>									
22	CDBG Administration (20%)	IURA	\$ 133,600.00	\$ -	\$ 133,600.00	\$ 133,600.00		\$ 133,600.00	Planning, administration, and monitoring for CDBG program.
23	HOME Administration (10%)	IURA	\$ 33,000.00	\$ -	\$ 33,000.00		\$ 33,000.00	\$ 66,000.00	Planning, administration, and monitoring for HOME program.
<b>ADMINISTRATION SUBTOTAL:</b>			<b>\$ 166,600.00</b>	<b>\$ -</b>	<b>\$ 166,600.00</b>	<b>\$ 133,600.00</b>	<b>\$ 33,000.00</b>	<b>\$ 199,600.00</b>	
<b>TOTALS:</b>			<b>\$ 2,032,534.65</b>	<b>\$ 4,324,028.53</b>	<b>\$6,656,412.18</b>	<b>\$253,600.00</b>	<b>\$33,000.00</b>	<b>\$ 319,600.00</b>	R/U = Recaptured/Unallocated (from prior years)   LMI = Low & Moderate Income (80% or less of AMI)   AMI = Area Median Income (Tompkins County)   FTE = Full-Time Equivalent   PI = Program Income

Minimum Required Set-Aside of HOME Funds for CHDO Activities (15%): \$49,500.00

\*CHDO Set-Aside Eligible Projects: 2



# City of Ithaca 2022 CDBG/HOME Funding Applications



## PUBLIC HEARING SCHEDULE



Both meetings will be conducted virtually on Zoom and live-streamed on YouTube.

Check IURA home page for detailed instructions: [www.IthacaURA.org](http://www.IthacaURA.org).

**START TIMES ARE APPROXIMATE. APPLICANTS ARE RESPONSIBLE FOR BEING AVAILABLE AT WHATEVER TIME(S) THEIR APPLICATION(S) IS ACTUALLY DISCUSSED.**

Thursday, February 24, 2022			
Housing & Public Facilities Applications			
Time	App. #	Project/Program	Applicant
8:30 AM	1	215 Cleveland Ave. Rehab	Ithaca Neighborhood Housing Services, Inc. (INHS)
8:42 AM	2	Homeowner Rehab	Ithaca Neighborhood Housing Services, Inc. (INHS)
8:54 AM	3	Minor Repair Program	Ithaca Neighborhood Housing Services, Inc. (INHS)
9:06 AM	4	Energy Efficient Lighting	BlocPower, LLC
9:18 AM	5	Aurora St. & Morris Ave. Revitalization	Habitat for Humanity
9:30 AM	6	Sears St. Development	Ithaca Neighborhood Housing Services, Inc. (INHS)
9:42 AM	7	Security Deposit Assistance for Vulnerable Households	Catholic Charities of Tompkins/Tioga Counties
9:54 AM	8	Geno Legacy Project	Unbroken Promise Initiative
10:06 AM	12	Catholic Charities Building	Ithaca Neighborhood Housing Services, Inc. (INHS)
10:18 AM	13	Bus Stops & Shelters	TCAT
10:30 AM	14	West End Pedestrian Improvements	City of Ithaca
10:42 AM	15	Splash Pad & Bathroom Building	Friends of Stewart Park

**IMPORTANT: 12-MINUTE MAXIMUM PRESENTATION PERIOD, INCLUDING Q & A.**

Thursday, March 3, 2022			
Economic Development, Public Services & Housing Applications			
Time	App. #	Project/Program	Applicant
8:30 AM	9	Green Job Opportunities Through Reuse Training	Finger Lakes ReUse, Inc.
8:42 AM	10	Work Preserve Job Training: Job Placements	Historic Ithaca, Inc.
8:54 AM	11	Hospitality Employment Training Program (HETP)	Greater Ithaca Activities Center, Inc. (GIAC)
9:06 AM	16	2-1-1 Information & Referral	Human Services Coalition of Tompkins County, Inc. (HSC)
9:18 AM	17	Work Preserve Job Training: Job Readiness	Historic Ithaca, Inc.
9:30 AM	18	Immigrant Services Program (ISP)	Catholic Charities of Tompkins/Tioga Counties
9:42 AM	19	GIAC Computer Lab	Greater Ithaca Activities Center, Inc. (GIAC)
9:54 AM	20	Pre-Apprentice Program	Black Hands Universal
10:06 AM	21	Latino Multicultural Center	No Más Lágrimas
10:18 AM	7	Security Deposit Assistance for Vulnerable Households	Catholic Charities of Tompkins/Tioga Counties

# IURA Job Readiness, Training, & Placement Programs: Comparative Outcomes Summary (PY2013-2020)

Last Updated: 2/8/22

Note: IURA-funded programs report outcomes in significantly different ways/formats and levels of detail (even one Program Year to the next). Figures below represent best effort to aggregate/compare data.

2013-14 Program Year	<u>Historic Ithaca (Work Preserve)</u>	<u>GIAC (HETP)</u>	<u>Finger Lakes ReUse (ReSET)*</u>	<u>Learning Web (Learning by Doing)</u>	<u>TOTALS/AVGS.</u>
<b>Goal/Activity:</b>	Skill-Building/Job Readiness	Job Training & Placement	Skill-Building/Job Readiness	Placement at Cayuga Med. Ctr./Post-Placement Support	
<b>Amended Goal:</b>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	Skill-Building/Job Readiness & Placement	
<b>Numeric Objective:</b>	20 LMI individuals	10 LMI individuals   5 placements	<i>n/a</i>	7 LMI youth placements at CMC	
<b>IURA Funding:</b>	\$78,500.00	\$86,000.00	<i>n/a</i> (\$0.00)	\$52,776.00	\$217,276.00
<b>Cost per Enrollee:</b>	\$3,413	\$5,733	<i>n/a</i>	\$1,599	\$3,582
<b>Prior to Entry - Unemployed:</b>	<i>n/a</i>	<i>n/a</i>	26	<i>n/a</i>	26
<b>Enrolled:</b>	23	15	34	33	105
<b>Completed Training:</b>	19	11	30	18	78
<b>Retention Rate:</b>	82%	73%	88%	54%	74%
<b>Secured Full-Time Employment:</b>	2	7	9	18 [2 (CMC), 7 (career-path), 9 (non-career path)]	36
<b>Met Job-Placement Goal by:</b>	<i>n/a</i>	140%	<i>n/a</i>	100%	

\*not IURA-funded (included for comparison purposes)

2014-15 Program Year	<u>Historic Ithaca (Work Preserve)*</u>	<u>GIAC (HETP)</u>	<u>Finger Lakes ReUse (ReSET)</u>	<u>TOTALS/AVGS.</u>
<b>Goal/Activity:</b>	Skill-Building/Job Readiness	Job Training & Placement	Skill-Building/Job Readiness	
<b>Numeric Objective:</b>	20 LMI individuals	20 LMI individuals   5 placements	16 LMI individuals   3 Apprenticeships	
<b>IURA Funding:</b>	\$82,500.00	\$92,495.00	\$26,330.00	\$201,325.00
<b>Cost per Enrollee:</b>	\$2,115	\$4,624	\$907	\$2,549
<b>Prior to Entry - Unemployed:</b>	<i>n/a</i>	<i>n/a</i>	17	17
<b>Enrolled:</b>	39	20	29	88
<b>Completed Training:</b>	27	15	23	65
<b>Retention Rate:</b>	69%	75%	79%	74%
<b>Secured Full-Time Employment:</b>	5	11	10	26
<b>Met Job-Placement Goal by:</b>	<i>n/a</i>	220%	<i>n/a</i>	

\*operated Dec. 2014-Feb. 2016

2015-16 Program Year	<u>Historic Ithaca (Work Preserve)</u>	<u>GIAC (HETP)</u>	<u>Finger Lakes ReUse (ReSET)</u>	<u>TOTALS/AVGS.</u>
<b>Goal/Activity:</b>	Job Readiness & Placement	Job Training & Placement	Skill-Building/Job Readiness	
<b>Numeric Objective:</b>	20 LMI individuals   3 placements	16 LMI individuals   4 placements	21-33 LMI individuals   3 Apprenticeships	
<b>IURA Funding:</b>	\$87,500.00	\$109,372.86	\$23,759.00	\$220,631.86
<b>Cost per Enrollee:</b>	\$5,468	\$6,835	\$678	\$4,327
<b>Prior to Entry - Unemployed:</b>	<i>n/a</i>	<i>n/a</i>	20	20
<b>Enrolled:</b>	16	51	35	102
<b>Completed Training:</b>	8	28	33	69
<b>Retention Rate:</b>	50%	55%	94%	66%
<b>Secured Full-Time Employment:</b>	5	17	13	35
<b>Met Job-Placement Goal by:</b>	166%	425%	433%	341%

2016-17 Program Year	<u>Historic Ithaca (Work Preserve)</u>	<u>GIAC (HETP)</u>	<u>TOTALS/AVGS.</u>
<b>Goal/Activity:</b>	Job Readiness & Placement	Job Training & Placement	
<b>Numeric Objective:</b>	20 LMI individuals   4 placements	16 LMI individuals   4 placements	
<b>IURA Funding:</b>	\$87,500.00	\$100,000.00	\$187,500.00
<b>Cost per Enrollee:</b>	\$4,375	\$5,263	\$4,819
<b>Prior to Entry - Unemployed:</b>	15	13	28
<b>Enrolled:</b>	22	19	41
<b>Completed Training:</b>	12	17	29
<b>Retention Rate:</b>	55%	89%	72%
<b>Secured Full-Time Employment:</b>	5	13	18
<b>Met Job-Placement Goal by:</b>	125%	325%	225%

2017-18 Program Year	<u>CCE (Food Entrepreneurship)</u>	<u>GIAC (HETP)</u>	<u>Historic Ithaca (Work Preserve)</u>	<u>TOTALS/AVGS.</u>
<b>Goal/Activity:</b>	Skill-Building & Micro-Enterprise	Job Training & Placement	Job Readiness & Placement	
<b>Numeric Objective:</b>	8 LMI micro-enterprises	20 LMI individuals   14 placements	20 LMI individuals   6 placements	
<b>IURA Funding:</b>	\$36,191.01 (\$395.99 unused.)	\$100,000.00	\$87,500.00	\$223,691.01
<b>Cost per Enrollee:</b>	\$3,016	\$5,000	\$4,167	\$4,061
<b>Prior to Entry - Under/Unemployed:</b>	10	14	17	41
<b>Enrolled:</b>	12	20	23	55
<b>Completed Training:</b>	8	20	15	43
<b>Retention Rate:</b>	66%	100%	65%	77%
<b>Secured Full-Time Employment:</b>	8	16	4	28
<b>Met Job-Placement Goal by:</b>	100%	114%	67%	94%

2018-19 Program Year	<u>Finger Lakes ReUse (Job Skills Training)</u>	<u>GIAC (HETP)</u>	<u>Historic Ithaca (Work Preserve)</u>	<u>TOTALS/AVGS.</u>
<b>Goal/Activity:</b>	Skill-Building/Job Training & Placement	Job Training & Placement	Job Readiness & Placement	
<b>Numeric Objective:</b>	20 LMI individuals   17 placements	17 LMI individuals   12 placements	20 LMI individuals   6 placements	
<b>IURA Funding:</b>	\$71,800.00	\$110,000.00	\$87,500.00	\$269,300.00
<b>Cost per Enrollee:</b>	\$3,121	\$4,782	\$3,500	\$3,801
<b>Prior to Entry - Under/Unemployed:</b>	23	20	28	71
<b>Enrolled:</b>	23	23	28	74
<b>Completed Training:</b>	12	14	18	44
<b>Retention Rate:</b>	52%	61%	64%	59%
<b>Met Training Goal by:</b>	60%	82%	90%	77%
<b>Secured Full-Time Employment:</b>	24 (incl. 17 volunteers)	13	5	18
<b>Met Job-Placement Goal by:</b>	141%	116%	83%	113%

2019-20 Program Year	<u>Finger Lakes ReUse (Job Skills Training)</u>	<u>GIAC (HETP)</u>	<u>Historic Ithaca (Work Preserve)</u>	<u>TOTALS/AVGS.</u>
<b>Goal/Activity:</b>	Skill-Building/Job Training & Placement	Job Training & Placement	Job Readiness & Placement	
<b>Numeric Objective:</b>	30 LMI individuals   19 placements	18 LMI individuals   12 placements	20 LMI individuals   6 placements	
<b>IURA Funding:</b>	\$95,529.00	\$110,725.28	\$87,500.00	\$293,754.28
<b>Cost per Enrollee:</b>	\$3,082	\$3,355	\$7,292	\$4,576
<b>Prior to Entry - Under/Unemployed:</b>	28	30	12	70
<b>Enrolled:</b>	31 (incl. 13 Re-Entry)	33	12	45
<b>Completed Training:</b>	9 (incl. 1 Re-Entry)	7	9	16
<b>Retention Rate:</b>	29%	21%	75%	42%
<b>Met Training Goal by:</b>	30%	39%	45%	38%
<b>Secured Full-Time Employment:</b>	4	16	6	26
<b>Met Job-Placement Goal by:</b>	2%	133%	100%	78%

2020-21 Program Year	<u>Finger Lakes ReUse (Job Skills Training)</u>	<u>GIAC (HETP)</u>	<u>Historic Ithaca (Work Preserve)</u>	<u>TOTALS/AVGS.</u>
<b>Goal/Activity:</b>	Skill-Building/Job Training & Placement	Job Training & Placement	Job Readiness & Placement	
<b>Numeric Objective:</b>	7 LMI individuals   17 placements	20 LMI individuals   14 placements	12 LMI individuals   4 placements	
<b>IURA Funding:</b>	\$75,000.00	\$75,000.00	\$87,500.00	\$237,500.00
<b>Cost per Enrollee:</b>	n/a	n/a	\$14,583	\$14,583
<b>Prior to Entry - Under/Unemployed:</b>	n/a	IN PROGRESS (24.70% EXPENDED) — NUMERIC DATA NOT YET PROVIDED	6	6
<b>Enrolled:</b>	n/a	n/a	NO DATA AVAILABLE. CONTRACT PENDING EXECUTION.	6
<b>Completed Training:</b>	n/a	n/a	6	6
<b>Retention Rate:</b>	n/a	n/a	100%	100%
<b>Met Training Goal by:</b>	n/a	n/a	50%	50%
<b>Secured Full-Time Employment:</b>	n/a	n/a	1	1
<b>Met Job-Placement Goal by:</b>	n/a	n/a	25%	25%



## 2022 HUD Entitlement Program Links to Application & Attachment PDFs

All Applications *without* Attachments (13.5 MB)

<http://www.cityofithaca.org/DocumentCenter/View/13632/All-Applications-without-Attachments-135-MB>

All Applications *with* Attachments (75.1 MB)

<http://www.cityofithaca.org/DocumentCenter/View/13631/All-Applications-with-Attachments-751-MB>

### HOUSING APPLICATIONS

All Housing Applications with Attachments (127.6 MB)

<http://www.cityofithaca.org/DocumentCenter/View/13634/All-HOUSING-Applications-with-Attachments-1276-MB>

Application #1: 215 Cleveland Ave. Rehab, Ithaca Neighborhood Housing Services, Inc. (INHS)

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13584/01---INHS---215-Cleveland-Ave-Rehab---Application---Housing>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13585/01---INHS---215-Cleveland-Ave-Rehab---Application-Attachments---Housing>

Application #2: Homeowner Rehab, Ithaca Neighborhood Housing Services, Inc. (INHS)

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13586/02---INHS---Homeowner-Rehab---Application---Housing>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13587/02---INHS---Homeowner-Rehab---Application-Attachments---Housing>

Application #3: Minor Repair Program, Ithaca Neighborhood Housing Services, Inc. (INHS)

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13588/03---INHS---Minor-Repair---Application---Housing>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13589/03---INHS---Minor-Repair---Application-Attachments---Housing>

Application #4: Energy Efficient Lighting, BlocPower, LLC

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13590/04---BlocPower---Energy-Efficient-Lighting---Application---Housing>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13591/04---BlocPower---Energy-Efficient-Lighting---Application-Attachments---Housing>

Application #5: Aurora St. & Morris Ave. Revitalization, Habitat for Humanity

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13592/05---Habitat-for-Humanity---Aurora-St-and-Morris-Ave-Revitalization---Application---Housing>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13593/05---Habitat-for-Humanity---Aurora-St-and-Morris-Ave-Revitalization---Application-Attachments---Housing>

Application #6: Sears St. Development, Ithaca Neighborhood Housing Services, Inc. (INHS)

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13594/06---INHS---Sears-St-Development---Application---Housing>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13595/06---INHS---Sears-St-Development---Application-Attachments---Housing>

Application #7: Security Deposit Assistance Program, Catholic Charities (Tompkins/Tioga Counties)

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13596/07---Catholic-Charities---Security-Deposit-Assistance---Application---Housing>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13597/07---Catholic-Charities---Security-Deposit-Assistance---Application-Attachments---Housing>

Application #8: Geno Legacy Project, Unbroken Promise Initiative

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13598/08---Unbroken-Promise-Initiative---Geno-Legacy-Project---Application---Housing>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13599/08---Unbroken-Promise-Initiative---Geno-Legacy-Project---Application-Attachments---Housing>

## **ECONOMIC DEVELOPMENT APPLICATIONS**

All Economic Development Applications with Attachments (10.3 MB)

<http://www.cityofithaca.org/DocumentCenter/View/13633/All-ECON-DEVT-Applications-with-Attachments-103-MB>

Application #9: Green Job Opportunities Through Reuse Training, Finger Lakes ReUse, Inc.

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13600/09---FLRU---Green-Job-Opportunities---Application---Econ-Devt>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13601/09---FLRU---Green-Job-Opportunities---Application-Attachments---Econ-Devt>

Application #10: Work Preserve Job Training: Job Placements, Historic Ithaca, Inc.

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13602/10---Historic-Ithaca---Work-Preserve-Job-Training---Job-Placements---Application---Econ-Devt>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13603/10---Historic-Ithaca---Work-Preserve-Job-Training---Job-Placements---Application-Attachments---Econ-Devt>

Application #11: Hospitality Employment Training Program (HETP), Greater Ithaca Activities Center, Inc. (GIAC)

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13604/11---GIAC---HETP---Application---Econ-Devt>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13605/11---GIAC---HETP---Application-Attachments---Econ-Devt>

## **PUBLIC FACILITIES APPLICATIONS**

All Public Facilities Applications with Attachments (36.5 MB)

<http://www.cityofithaca.org/DocumentCenter/View/13635/All-PUBLIC-FACILITIES-Applications-with-Attachments-365-MB>

Application #12: Catholic Charities Building, Ithaca Neighborhood Housing Services, Inc. (INHS)

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13608/13---INHS---Catholic-Charities-Building---Application---Public-Facilities>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13609/13---INHS---Catholic-Charities-Building---Application-Attachments---Public-Facilities>

Application #13: Bus Stops & Shelters, TCAT

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13610/14---TCAT---Bus-Stops-and-Shelters---Application---Public-Facilities>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13611/14---TCAT---Bus-Stops-and-Shelters---Application-Attachments---Public-Facilities>

Application #14: West End Pedestrian Improvements, City of Ithaca

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13612/15---City-of-Ithaca---West-End-Pedestrian-Improvements---Application---Public-Facilities>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13613/15---City-of-Ithaca---West-End-Pedestrian-Improvements---Application-Attachments---Public-Facilities>

Application #15: Splash Pad & Bathroom Building, Friends of Stewart Park

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13614/16---Friends-of-Stewart-Park---Splash-Pad-and-Bathroom-Building---Application---Public-Facilities>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13615/16---Friends-of-Stewart-Park---Splash-Pad-and-Bathroom-Building---Application-Attachments---Public-Facilities>

## **PUBLIC SERVICES APPLICATIONS**

All Public Services Applications with Attachments (17.8 MB)

<http://www.cityofithaca.org/DocumentCenter/View/13636/All-PUBLIC-SERVICES-Applications-with-Attachments-178-MB>

Application #16: 2-1-1 Information & Referral, Human Services Coalition of Tompkins County, Inc. (HSC)

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13616/17---HSC---2-1-1---Application---Public-Services>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13617/17---HSC---2-1-1---Application-Attachments---Public-Services>

Application #17: Work Preserve Job Training: Job Readiness, Historic Ithaca, Inc.

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13618/18---Historic-Ithaca---Work-Preserve-Job-Training---Job-Readiness---Application---Public-Services>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13619/18---Historic-Ithaca---Work-Preserve-Job-Training---Job-Readiness---Application-Attachments---Public-Services>

Application #18: Immigrant Services Program (ISP), Catholic Charities (Tompkins/Tioga Counties)

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13620/19---Catholic-Charities---Immigrant-Services-Program---Application---Public-Services>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13621/19---Catholic-Charities---Immigrant-Services-Program---Application-Attachments---Public-Services>

Application #19: GIAC Computer Lab, Greater Ithaca Activities Center, Inc. (GIAC)

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13622/20---GIAC---GIAC-Computer-Lab---Application---Public-Services>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13623/20---GIAC---GIAC-Computer-Lab---Application-Attachments---Public-Services>



Application #20: Pre-Apprentice Program % Work Services, Black Hands Universal

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13624/21---Black-Hands-Universal---Pre-Apprentice-Program---Application---Public-Services>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13625/21---Black-Hands-Universal---Pre-Apprentice-Program---Application-Attachments---Public-Services>

Application #21: Latino Multicultural Center, No Más Lágrimas

- Application: <http://www.cityofithaca.org/DocumentCenter/View/13626/22---No-M%C3%A1s-L%C3%A1grimas---Latino-Multicultural-Center---Application---Public-Services>
- Attachments: <http://www.cityofithaca.org/DocumentCenter/View/13627/22---No-M%C3%A1s-L%C3%A1grimas---Latino-Multicultural-Center---Application-Attachments---Public-Services>

# 2022 CITY OF ITHACA HUD ENTITLEMENT GRANT

## – Action Plan Schedule –

All meetings will be virtual meetings conducted on  and  due to COVID-19 pandemic.

Check City of Ithaca's online Agenda Center ([www.cityofithaca.org/agendacenter](http://www.cityofithaca.org/agendacenter)) and Calendar ([www.cityofithaca.org/calendar.aspx](http://www.cityofithaca.org/calendar.aspx)) for detailed instructions.

MILESTONE	DATE/LOCATION
<b>Organizational Meeting</b>	8:30 A.M., Thursday, October 28, 2021, IURA Meeting
<b>CALL FOR FUNDING PROPOSALS ISSUED</b>	<b>DECEMBER 1, 2021</b>
<b>PUBLIC INFORMATION &amp; INPUT VIRTUAL MEETING #1</b>	5:00-6:00 p.m., Tuesday, December 7, 2021 Zoom Virtual Platform – link at: <a href="http://www.IthacaURA.org">www.IthacaURA.org</a>
<b>PUBLIC INFORMATION &amp; INPUT VIRTUAL MEETING #2</b>	12:00-1:30 p.m., Thursday, December 9, 2021 Zoom Virtual Platform – link at: <a href="http://www.IthacaURA.org">www.IthacaURA.org</a>
<b>PUBLIC INFORMATION &amp; INPUT VIRTUAL MEETING #3</b>	12:00-1:00 p.m., Friday, December 17, 2021 Zoom Virtual Platform – link at: <a href="http://www.IthacaURA.org">www.IthacaURA.org</a>
<b>PUBLIC INFORMATION &amp; INPUT VIRTUAL MEETING #4</b>	12:00-1:00 p.m., Saturday, December 18, 2021 Zoom Virtual Platform – link at: <a href="http://www.IthacaURA.org">www.IthacaURA.org</a>
CONSULTATION & TECHNICAL ASSISTANCE (BY REQUEST)	Contact Anisa Mendizabal for availability: <a href="mailto:amendizabal@cityofithaca.org">amendizabal@cityofithaca.org</a> or (213) 220-3522 (cell)
<b>FUNDING APPLICATIONS DUE:</b>	<b>NOON, MONDAY, JANUARY 31, 2022</b>
Economic Development Committee Meeting #1	3:30 P.M., Tuesday, February 8, 2022
Neighborhood Investment Committee Meeting #1	8:30 A.M., Friday, February 11, 2022
Neighborhood Investment Committee Meeting #2	8:30 A.M., Friday, February 18, 2022
<b>IURA MEETING #1 — PUBLIC HEARING #1</b>	<b>8:30-11:30 A.M., Thursday, February 24, 2022</b>
<b>IURA MEETING #2 — PUBLIC HEARING #1 (CONT.)</b>	<b>8:30-11:30 A.M., Thursday, March 3, 2022</b>
Neighborhood Investment Committee Meeting #3	8:30 A.M., Friday, March 11, 2022
Economic Development Committee Meeting #2	3:30 P.M., Tuesday, March 8, 2022
<b>IURA MEETING #3</b>	<b>8:30-11:30 A.M., Thursday, March 24, 2022</b>
<b>IURA MEETING #4</b>	<b>8:30-11:30 A.M., Thursday, March 31, 2022</b>
<b>IURA Adoption of Draft Action Plan</b>	<b>8:30-11:30 A.M., Thursday, March 31, 2022</b>
Draft Action Plan Available for 30-Day Public Comment Period	12:00 P.M., Friday, April 29, 2022 (narrative)
<b>PUBLIC HEARING #2 — Planning &amp; Economic Development Committee of Common Council</b>	<b>6:00 P.M., Wednesday, May 18, 2022</b>
Close 30-Day Comment Period on Draft Action Plan	5:00 P.M., Monday, May 30, 2022
<b>Common Council Approves Action Plan</b>	<b>6:00 P.M., Wednesday, June 1, 2022</b>
<b>Submit Action Plan to HUD</b>	<b>June 2, 2022</b>

## **DRAFT MINUTES**

### **ITHACA URBAN RENEWAL AGENCY**

 **VIRTUAL MEETING**

**8:30 A.M., Thursday, February 24, 2022**

**Members:** Chris Proulx, Chair; Tracy Farrell; Karl Graham, Vice-Chair; Eric Rosario; Laura Lewis; Rob Gearhart, Common Council Liaison; Lisa Nicholas, Acting Director of Planning and Development

**Excused:** None.

**Staff:** Nels Bohn; Anisa Mendizabal; Charles Pyott

**Guests:** Chuck Schwerin, Ithaca Area Economic Development (IAED)

#### **I. Call to Order**

Chair Proulx called the meeting to order at 8:31 A.M.

#### **II. Agenda Additions/Deletions**

Mendizabal announced the Catholic Charities of Tompkins/Tioga Counties (CCTT) representative just notified her of a family emergency, so she will either need to present the Security Deposit Assistance program proposal later than originally scheduled this morning, after the other presentations, or the presentation may need to be re-scheduled for the second portion of the Public Hearing, on Thursday, March 3<sup>rd</sup>, 2022.

Bohn noted, time permitting, he recommends the Board hold an Executive Session under “Other Business” to discuss a certain matter that recently came to his attention. Proulx agreed.

#### **III. Public Comments**

None.

#### **IV. 2022 HUD Entitlement Grant — Administrative Matters**

##### **A. Review of Projected Available Funds & Public Hearing Format Overview**

Mendizabal explained the IURA currently anticipates receiving \$668,000 in 2022 Community Development Block Grant (CDBG) Program funding and \$343,515.40 in 2022 HOME Investment Partnerships (HOME) Program funding, based upon prior-year allocations since the FY2022 Federal Budget has still not been passed by Congress. Today’s Public Hearing is the next step in the City’s HUD Entitlement Program funding application process, as outlined in the [2022 Action Plan Schedule](#).

##### **B. Disclosure of Potential Conflicts of Interest**

Nicholas disclosed she serves on the Ithaca Neighborhood Housing Services (INHS) Board of Directors (although she is a non-voting member of the IURA Board).

Lewis disclosed she serves as Chair of the Tompkins Consolidated Area Transit (TCAT) Board of Directors.

**V. 2022 HUD Entitlement Grant Action Plan: PUBLIC HEARING #1**

On a motion by Rosario, seconded by Farrell , and unanimously approved, Chair Proulx opened the Public Hearing.

**— HOUSING APPLICATIONS —**

**1. APPLICATION #1: 215 CLEVELAND AVE. REHAB — ITHACA NEIGHBORHOOD HOUSING SERVICES (INHS)**

Speaker	Affiliation	Comments-in-Brief
Leslie Ackerman	Ithaca Neighborhood Housing Services (INHS)	INHS has long history of rehabilitating distressed homes. 215 Cleveland Avenue was originally under tax foreclosure, so INHS purchased it from the City to transform into a permanently affordable home in INHS' Community Housing Trust (CHT). The building, however, is very distressed, so it will be a complex and costly rehabilitation process. The project is still early in the development process. INHS has conducted a structural inspection and lead/asbestos surveys. The consensus was that the house would need to be gutted. Internal demolition and lead/asbestos remediation have been completed. The next step will be to draft plans for the interior rebuild. The bathroom, kitchen, and stairs will need significant redesigns, but the basic layout of the home and footprint will remain unchanged. It will be a high-performing home in terms of energy-efficiency (e.g., all-electric; highly insulated; air-source heat pumps; flood-resistant retrofits to foundation) and safety. INHS is not yet sure if it will be LEED-certified. The selling price will be in the lower mid-\$100,000s, affordable to a first-time homebuyer earning up to 80% AMI. INHS hopes to begin work in Fall 2022, with completion targeted for Summer/Fall 2023.

Graham asked for more detail about the timing of construction. He knows INHS is undertaking several other significant construction projects at this time (e.g., 110 Auburn St., Founders Way, 511 S. Plain St.), so he wonders how those projects may impact the 215 Cleveland Avenue rehabilitation project, as well as ongoing supply chain and labor availability issues. He asked how confident Ackerman is the project would be completed as scheduled. Ackerman replied the construction would begin sometime in Fall 2022, but maintaining the proposed schedule would depend on the availability/cost of materials and contractors. With construction scheduled to begin in Fall 2022 (a less busy construction season), it should be somewhat easier to secure construction labor for the project, compared to other times of the year.

Rosario asked how INHS would proceed, if it did not receive IURA funding. Ackerman replied INHS would need to consider purchasing lower-cost (and likely less sustainable) materials, extending the project timeline, and/or identifying a pool of its own funds that could be used.

Lewis asked if flood insurance will be an issue for the project, given the recently updated Federal Emergency Management Agency (FEMA) flood maps. Ackerman replied, it probably will be an issue, although INHS does not yet have any definitive information about the situation, since the flood maps are still provisional. She does know that Tompkins Financial is expecting flood insurance to be required in the new flood zones. INHS will also investigate the possibility of installing flood vents for this project to protect the foundation, similar to what it did for 511 S. Plain Street.

## **2. APPLICATION #2: HOMEOWNER REHAB — ITHACA NEIGHBORHOOD HOUSING SERVICES (INHS)**

<b>Speaker</b>	<b>Affiliation</b>	<b>Comments-in-Brief</b>
Delia Yarrow	Ithaca Neighborhood Housing Services (INHS)	The INHS Homeowner Rehab funding request to the IURA is a little larger this time, than in recent years, both to keep pace with the ever increasing need for these kinds of services in the community and to try to reach a greater number of households in need. INHS is in the final stages of hearing about funding from the NYS Affordable Housing Corporation (AHC). INHS hopes pairing IURA funding with AHC funding would allow it to address issues beyond the scope of what it has historically been able to do. If the full funding request were not awarded to it, INHS could certainly scale the project back.

Farrell asked if INHS has a current list of people who would need homeowner rehab loans and if most of the loans have been forgiven in the past. Yarrow replied, yes, in the vast majority of cases, the loans have been forgiven. INHS has a waitlist of about 23 people waiting for repairs.

Graham asked about the status of the PY2021-22 Homeowner Rehab project and if it is on schedule. Yarrow replied INHS just executed the PY2021-22 contract, but had already identified the homeowners in advance. It is currently waiting for environmental reviews to be completed, before beginning any work.

Bohn observed that homeowner rehabilitation is both a CDBG- and HOME-eligible activity. He asked if Yarrow could explain how the project would be impacted if it were solely to receive CDBG funding or HOME funding. Yarrow responded INHS definitely prefers to receive CDBG funding, since CDBG regulations do not prohibit the post-rehabilitation property value from exceeding 95% of the area median purchase price (\$205,000).

Bohn asked how many of the 8 proposed units INHS could rehabilitate using only HOME funds. Yarrow replied, INHS could rehabilitate all 8 units, but it would have to forgo performing certain repairs.



**3. APPLICATION #3: MINOR REPAIR PROGRAM — ITHACA NEIGHBORHOOD HOUSING SERVICES (INHS)**

Speaker	Affiliation	Comments-in-Brief
Delia Yarrow	Ithaca Neighborhood Housing Services (INHS)	There is a constant need for the services the program provides. LMI homeowners need assistance to maintain and stay in their homes, so they can age in place. The program provides labor at no cost to the homeowner, with occasional INHS funding for materials. Most clients fall between 40%-60% AMI. A comprehensive safety check (e.g., expired smoke detectors) is the first step in the process, followed by a survey to determine if additional maintenance is needed. INHS conducts door-to-door outreach to identify people who do not know about the program. Many materials used by the program are funded by the County's Office for the Aging (e.g., grab bars, plumbing supplies). The program has recently seen more requests for accessibility-related improvements (e.g., walk-in showers).

Lewis observed it appears 41 households were served in 2021 and the current request would serve 40 households. She asked if INHS receives funding from other sources for staffing costs. Yarrow replied INHS does receive some funding from the Office for the Aging and it has also historically provided some funding of its own.

Graham asked what the impact to the project would be if it did not receive the full funding amount requested from the IURA. Yarrow replied INHS would need to reconsider its long-term staffing structure for the program. INHS does not currently have the resources to fund 2 full-time Minor Repair Specialists, so it would likely need to cut the services it provides.

Bohn observed the current funding request is more than \$5,000 over the 2021 request. He asked if Yarrow could provide more details about the need for the funding increase. Yarrow replied INHS has been grappling with certain financial challenges associated with the COVID-19 pandemic (e.g., increased cost of materials, losses in its rental property portfolio, increased time required to fulfill some of its grant obligations), so it is not currently in a position to subsidize the program, as it has done in past years.

**4. APPLICATION #4: ENERGY EFFICIENT LIGHTING — BLOCPower, LLC**

Speaker	Affiliation	Comments-in-Brief
Claire Dowd	BlocPower, LLC	BlocPower is a Black-owned Brooklyn-based climate technology company, which has completed energy projects in 1,200 buildings since 2014. BlocPower customers typically save 20-40% on their energy bills each year, most often in LMI communities. The City recently selected BlocPower as the manager of its Energy Efficiency Retrofitting and Thermal Load Electrification Program (EERTLEP).

Speaker	Affiliation	Comments-in-Brief
Claire Dowd	BlocPower, LLC	The proposed project would meet the IURA 2019-23 Consolidated Plan’s “Homeowner Rehab/Repairs” (#3) and “Rental Rehab/Energy Efficiency” (#8) Priority Needs. The project would benefit LMI homeowners and renters in Ithaca, by replacing conventional lighting fixtures with LED fixtures at no cost to the homeowners and tenants, thereby increasing energy-efficiency and lowering energy costs. The project will also serve as a potential employment opportunity to workers entering the green workforce, in the form of on-the-job training, which would also help keep project installation costs low.
Gavin Gratson	BlocPower, LLC	When BlocPower operated a New York City program, called Community Retrofit, it completed over 800 LED lighting energy-efficiency projects over three years. Many building owners benefiting from the program returned to implement other energy-efficiency projects, when they saw the value of the original lighting upgrade; so the program was able to leverage its initial investment to persuade building owners to undertake more capital-intensive energy-efficiency projects, using their own money. The \$101,366 funding request would bring a number of benefits to the 50 proposed LMI households, by reducing their electric bills and providing opportunities for paid on-the-job training and workforce development.

Farrell observed the proposed budget includes \$55,264.00 for acquisition of buildings. She asked for more detail about how that would be spent. Gratson replied it would be used to conduct outreach to building owners and engage in educational efforts, in order to identify buildings needing upgrades. Farrell wondered if “acquisition of buildings” might not be the wrong term for the use of those funds. Gratson agreed that was probably misphrased in the application.

Proulx noted it would probably be helpful to obtain further clarification of the precise uses of the \$55,264.00 in funds.

Lewis asked for clarification of the “Project Operations Associate” (\$9,215.00) funding and proposed \$36,888.00 in construction funding. In other words, she would like to know exactly what the role of the “Project Operations Associate” would be and receive more detailed information about how the \$36,888.00 in construction funding would be used. Gratson responded the construction amount is for equipment and labor, as well as permitting costs and any other costs associated with installing new lighting fixtures. The “Project Operations Associate” position would assist with administrative tasks, coordinate construction, and communicate with residents and tenants.

Graham asked for further explanation of collaboration with other organizations. Gratson replied BlocPower is putting together a community advisory board of 10-20 local organizations, to assist in community outreach and messaging.

**5. APPLICATION #5: AURORA ST. & MORRIS AVE. REVITALIZATION — HABITAT FOR HUMANITY**

Speaker	Affiliation	Comments-in-Brief
Shannon MacCarrick	Habitat for Humanity	Habitat for Humanity of Tompkins and Cortland Counties has not applied for IURA funding since 2016, when it was granted \$75,000 for the “Morris Avenue Homes” first-time homebuyers project at 208-210 Third Street. The Aurora Street and Morris Avenue Revitalization project would rehabilitate two single-family homes, creating 2 units of owner-occupied affordable housing for LMI first-time homebuyers. Both homes would be placed in Habitat’s Community Land Trust (CLT). The \$70,000 in funding would be divided between the Aurora Street and Morris Avenue homes, with the bulk of it going to the Aurora Street home. Habitat is committed to moving forward with the project, even if it were not awarded the full \$70,000.

Graham asked how the homeowners build equity in the land trust. MacCarrick replied it is exactly the same model as INHS (i.e., 2% equity per year), except the annual land lease fee is slightly less.

Farrell asked if 60% AMI is Habitat’s maximum threshold for its homebuyers. MacCarrick replied, yes homebuyers must have incomes between 30% AMI and 60% AMI. The applicants for this project range from 40%-55% AMI.

Graham recalled when Habitat first approached the IURA for funding in 2016 there was some concern with Habitat’s ability to afford lots in the City. MacCarrick replied, yes, that has been a challenge in the past. In this case, however, Habitat was fortunately able to acquire both lots as part of the tax foreclosure process. It would not have been able to afford them otherwise. Graham asked which of the 2 proposed homes Habitat would consider the most critical to rehabilitate. MacCarrick responded, 417 Aurora Street, since it needs far more work than the other.

**6. APPLICATION #6: SEARS ST. DEVELOPMENT — ITHACA NEIGHBORHOOD HOUSING SERVICES (INHS)**

Speaker	Affiliation	Comments-in-Brief
Leslie Ackerman	Ithaca Neighborhood Housing Services (INHS)	The \$200,000 in funding would go towards construction of four new permanently affordable for-sale Community Housing Trust homes for 1 <sup>st</sup> -time homebuyers earning up to 80% of AMI. The project is still very early in the planning and design stages, with 2 potential site layout plans being considered, using either modular or stick-built construction. INHS anticipates breaking ground in second half of 2023, with completion in mid-to-late 2024.

Proulx asked if it is possible the funding INHS would need from the IURA would slip into the next funding cycle. Ackerman replied that is certainly possible, although it is a very expensive project, partly because of the cost of acquisition. INHS is currently seeking other funding sources, which if it is successful in obtaining, would enable the project to remain on schedule.

Graham asked if he understood Ackerman to say the project design is limited due to the zoning regulations for the site. Ackerman responded it is limited only in the sense that the regulations constrain the size of the lots and set-backs. INHS could conceivably build more than 4 units, but they would have to be designed in a tighter, townhouse-like configuration, not in character with the rest of the neighborhood.

Bohn asked if a partial funding approach by the IURA would provide any value to the project. Ackerman replied she is not sure how that would work within the HUD Entitlement Program structure. That approach could conceivably work. It would certainly far preferable to being awarded less than the full \$200,000 request.

**8. APPLICATION #8: GENO LEGACY PROJECT — UNBROKEN PROMISE INITIATIVE (UPI)**

Speaker	Affiliation	Comments-in-Brief
Jordan Clemons	Unbroken Promise Initiative	UPI seeks to promote economic independence, housing security, neighborhood safety, and socio-economic development of Ithaca’s most disenfranchised adults and families. The project would enable UPI to assist at least 3 LMI first-time homebuyers with down-payment assistance of up to \$25,000. For homes needing rehabilitation, UPI would also provide up to \$15,000 for repairs and improvements.
Yasmin Rashid	Unbroken Promise Initiative	

Lewis asked about UPI’s efforts to partner with other organizations, like INHS. Clemons responded UPI has contacted Alternatives Federal Credit Union (AFCU), one of the few local Community Development Financial Institutions (CDFI), besides INHS. Joe Bowes, formerly from INHS, is also on the development team, as well as Vecino Group New York, LLC.

Lewis asked if those organizations would also provide financial support. Clemons replied, no. Project financing would be through the conventional lending process, with UPI providing downpayment assistance and funds for minor repairs.

Proulx asked if, when the first-time homebuyers approach conventional lenders, they would essentially be ‘pre-approved’ for downpayment assistance from UPI. Clemons replied, yes.

Graham asked if UPI has secured the funds listed on its 2022 budget. Clemons replied, yes. It has secured \$50,000, raised \$30,000 from the community, and secured some funding from the Park Foundation and Community Foundation, bringing the total to approximately \$100,000.

Graham noted Clemons mentioned working with INHS and AFCU, but since those organizations already operate similar programs, he wondered why UPI felt it needed to launch an entirely new program of its own. Clemons replied UPI actually recommended both INHS and AFCU to some 1<sup>st</sup>-time homebuyers, but after initial consultations, those homeowners indicated they were not interested in either organization. As a result, UPI launched a series of discussions which gave birth to its new program, in order to give people more options in the community.

Farrell noted UPI appears to be limiting the program to the Southside neighborhood. She asked if UPI would also be limiting it to Southside *residents*, or if it would be open to city-wide residents. Clemons responded it would not be limited to residents of any single section of the City, but it just so happened the housing UPI was focusing on was in Southside.

**— PUBLIC FACILITIES APPLICATIONS —**

**10. APPLICATION #12: CATHOLIC CHARITIES BUILDING — ITHACA NEIGHBORHOOD HOUSING SERVICES, INC. (INHS)**

Speaker	Affiliation	Comments-in-Brief
Chau Pham	Ithaca Neighborhood Housing Services (INHS)	The goal of the project is to address critical inherited deferred building maintenance issues at 324 W. Buffalo Street to allow Catholic Charities (CCTT) to continue operating on the site. Deferred building maintenance issues include: roof, gutter, and downspout replacements; vermiculite abatement; installation of new blown-in cellulose attic insulation; and repair of existing stained glass windows. The repairs would stabilize the building, while INHS seeks funds for a more comprehensive refurbishment. 72% of the building area is used to directly serve CCTT low-income clients.

Lewis asked which portions of the project scope INHS would prioritize, if it did not receive all the requested funding. Pham replied INHS would focus on replacing the roof, since it has already been patched twice and will not last another year. The second priority would be the gutters and downspouts.

Proulx asked if any of the deferred maintenance issues had been identified at the time of purchase. Pham replied, yes. It was originally INHS' intent to include all that work as part of the larger Founders Way affordable housing project; however, NYS Homes and Community Renewal informed INHS that any deferred building maintenance funding would adversely impact their competitive application for Founders Way, so the deferred maintenance issues were not included in the Founders Way project. INHS has since applied to NYS HCR and is exploring other funding sources.



**11. APPLICATION #13: BUS STOPS & SHELTERS — TOMPKINS CONSOLIDATED AREA TRANSIT, INC. (TCAT)**

Speaker	Affiliation	Comments-in-Brief
Matt Yarrow	Tompkins Consolidated Area Transit, Inc. (TCAT)	TCAT has been frequent IURA funding recipient. This funding application is for installation of 9 bus stops, including two shelters, in the West End (Rte. 30) corridor, along Taber Street, Cherry Street, and Cecil A. Malone Drive. With the increase in retail and residential spaces in this section of the city, TCAT anticipates a growth in ridership. The project would improve the safety and quality of life for LMI persons and people with disabilities, making the bus system more accessible, with more frequent service, and enabling LMI residents to use additional bus stops/shelters throughout the full extent of TCAT's transit system.

Farrell asked if TCAT is reaching out to real estate developers, as they come up with plans to develop new properties, to encourage them to incorporate bus stops/shelters at those locations. She also asked if there are specific locations for the bus stops/shelters. Yarrow replied TCAT does try to reach out to developers, before they begin building a project (e.g., they had very initial conversation with Visum Development Group, LLC). If that effort were successful, TCAT would have a conversation with the IURA about potentially not using the entire funding award as originally proposed but reallocate some of it to somewhere else on the corridor. Yarrow referred to the map in the application that identifies the stop locations.

Farrell asked if TCAT also approaches the Planning and Development Board when projects are being approved. She knows the Board requires certain developers to install bicycle parking or Carshare opportunities, for example. It seems that bus connections are also a very important part of the planning process. Yarrow responded TCAT does review the monthly Planning and Development Department's "Projects Memorandum" to identify some of the larger proposed developments.

Graham observed, as Yarrow mentioned, there will be a considerable amount of development in the West End corridor, possibly resulting in sidewalks being installed and even potential roadwork. He asked how that may impact TCAT's work on bus stops and shelters. Yarrow replied TCAT maintains consistent communication with the City; and it would actively aim not to build stops/shelters that do not align with planned sidewalks.

Nicholas remarked the City has an opportunity in the West End corridor to establish sidewalk alignment and amenities (e.g., bike lanes) on Cecil A. Malone Drive. The City is currently in the process of doing that.

**12. APPLICATION #14: WEST END PEDESTRIAN IMPROVEMENTS— CITY OF ITHACA**

Speaker	Affiliation	Comments-in-Brief
John Licitra	City of Ithaca	The project will construct ADA curb ramps, sidewalks, and cross-walks at 2 locations, benefiting pedestrians, especially LMI populations who are less likely to have access to a vehicle, and persons needing ADA-accessible walkways. Phase 1 will comprise Elm St./ Chestnut St. intersection improvements (e.g., 6 curb ramps, 3 cross-walks, 2 curb-bump-outs, ADA compliant concrete sidewalk). Phase 2 will comprise improvements to the 200-block of Cecil A. Malone Dr. (e.g., 2 curb ramps, 600 linear feet of ADA-compliant sidewalk). The entire project would serve to significantly increase pedestrian mobility and safety.

Farrell noted the City has a sidewalk budget that is implemented every year. She asked how much of the project’s proposed work would get implemented this year with the current funding available and how many years would it take to complete if depended entirely on the City’s sidewalk funding. Licitra replied the Sidewalk Improvement District (SID) is spending \$50,000 on the Elm St. and Chestnut St. area, which would pay for 3 ADA crossings, but the remainder of the proposed work is not included in that budget. Using only SID funding, it would probably take 3+ years to complete the work.

Farrell asked if there would be any benefit in the City’s doing one part of the proposed project entirely with the funds it has available. Licitra responded that would be very difficult, since the District 5 budget is only approximately \$70,000/year.

Graham asked if Licitra could discuss the timing of the project with the proposed development on Cecil A. Malone Drive and if that developer contributes any funds towards sidewalks. Licitra replied the City will be asking the developer to build the entire sidewalks along its property; however, the south side of Cecil A. Malone Drive is an existing building, so it is not in an area with propose new construction.

**13. APPLICATION #15: SPLASH PAD & BATHROOM BUILDING — FRIENDS OF STEWART PARK (FSP)**

Speaker	Affiliation	Comments-in-Brief
Rick Manning	Friends of Stewart Park	The project would expand accessible recreational and public bathroom facilities in the City, enabling disabled adults and/or children to play alongside one another without barriers. It has been specifically designed to serve disabled adults, children and caregivers, consistent with the project’s vision of serving as a playground for all. It would also serve thousands of other LMI park visitors. FSP will be working with Taitem Engineering, PC, Sciarabba Engineering, PLLC, and STREAM Collaborative on the building design. Parkitects, Inc. will be working on the splash pad.

Speaker	Affiliation	Comments-in-Brief
Rich Cunningham	Thoma Development	Friends of Stewart Park (FSP) estimates the project would serve approximately 25,000 people, based on current usage. Past surveys have shown that approx. 30% of users are from the City, approx. 30% from the County, and approx. 30% from outside the County. Based on those figures, the project's funding request to the IURA represents 30% of the \$300,000 match required by the NYS Environmental Protection Fund (EPF).

Graham asked if the County had been approached for funding. Manning replied, yes. The County provided \$50,000 three years ago. Since the County's principal interest was in winterized bathrooms, FSP applied that funding to the DPW/Wharton building's bathroom.

Special Note: Application #7, "Security Deposit Assistance for Vulnerable Households," by Catholic Charities of Tompkins/Tioga Counties, will be presented on March 3, 2022.

On a motion by Farrell, seconded by Lewis, and unanimously approved, Chair Proulx suspended the Public Hearing.

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## **VI. Neighborhood Investment Committee (NIC)**

### **A. Committee Chairperson Report**

None.

## **VII. Economic Development Committee (EDC)**

### **A. Shared Commercial Kitchen Feasibility Study**

Proulx explained the Committee discussed the \$5,000 funding request to conduct a feasibility study for a shared commercial kitchen project in Ithaca's West End. The Committee unanimously voted to recommend approving the funding request, which is a modest investment on the IURA's part.

Bohn noted the resolution incorrectly lists a \$70,000 balance in the Section 17 account, instead of the actual \$63,000 amount.

Schwerin explained the proposed site contains approximately \$500,000 of equipment ideal for a commercial kitchen, for which he believes there would be significant demand. The challenge will be to demonstrate that it can be genuinely sustainable; and it was agreed that prospective operator, Rod Rotondi, would be ideally suited to conduct the feasibility study. Rotondi would also be interested in operating the kitchen and provide \$16,000 in 'sweat equity', for a total cost of \$21,000. Schwerin has also been in discussions with the Friends of Ithaca Farmers Market (IFM). The key to the success of the project will be to examine best practices around the country. IAED will monitor the feasibility study.

**Proulx moved, seconded by Graham:**

### **Shared Commercial Kitchen Feasibility Study**

WHEREAS, the IURA received a \$5,000 funding request to conduct a feasibility study for a shared commercial kitchen project in Ithaca's West End, to be matched by a \$16,000 pro-bono consultant contribution, and

WHEREAS, in March 2021, the IURA provided match funding for ReCast City services to assist the City of Ithaca develop a small-scale manufacturing strategy and action plan for the greater downtown area, and

WHEREAS, a collaborative effort including the City Economic Development Office, Ithaca Area Economic Development (IAED), the Downtown Ithaca Alliance (DIA), and Rev:Ithaca Startup Works led research and development of the strategy, and

WHEREAS, the strategy and action plan are now in draft form with the final *Growing Small Scale Manufacturing in Downtown Ithaca: An Action Plan* document scheduled for release in March 2022, and

WHEREAS, the draft strategy and action plan find there is a strong need for shared kitchen facilities to support food-product businesses start and grow, and recommends pursuing feasibility of such a facility, and

WHEREAS, the available lease of an appropriate commercial kitchen facility presents a time-sensitive opportunity for evaluating feasibility of the project, and

WHEREAS, identification of both a potential non-profit sponsor and a qualified local consultant, who agrees to conduct much of the feasibility analysis on a pro-bono basis, overcomes two major obstacles for the project, and

WHEREAS, a feasibility study is not an eligible CDBG economic development project as the study does not directly create jobs for low- and moderate-income (LMI) persons, or directly assist microenterprises owned by LMI persons, though establishment of a shared commercial kitchen it is anticipated to lead to job creation for LMI persons, and

WHEREAS, development of a feasibility study for a shared commercial kitchen facility is an eligible use of program income from the closed-out Section 17 small landlord rental assistance program, which allows the funds to be used for activities authorized at 24 CFR 570, including planning activities at 24 CFR 570.205, and

WHEREAS, as of February 2022, the balance in the Section 17 account was approximately \$63,000, and

WHEREAS, at its February 8, 2022 meeting, the IURA Economic Development Committee reviewed this matter and recommended the IURA approve the funding request as a means to expand economic opportunities for City residents and diversify the economy; now, therefore, be it

**RESOLVED**, that the IURA hereby allocates up to \$5,000 for a feasibility study for a shared commercial kitchen project located in the West End neighborhood, and be it further

**RESOLVED**, the IURA Chairperson is hereby authorized, upon review by IURA legal counsel, to execute an agreement with Ithaca Area Economic Development (IAED) to secure professional consulting services to prepare a feasibility study for a shared commercial kitchen facility, and be it further

**RESOLVED**, the source of such funds shall be derived from the Section 17 account, and be it further

**RESOLVED**, that the IURA shall be provided with a copy of the feasibility study.

**Carried Unanimously: 5-0**

#### **B. Committee Chairperson Report**

None.

#### **VIII. Review of Meeting Minutes: January 27, 2022**

**Farrell moved, seconded by Rosario, to approve the meeting minutes, with no modifications.**

**Carried Unanimously: 5-0**

#### **IX. Other Business**

##### **A. IURA Chairperson Report**

Proulx reported he is exploring ways to improve the process for seeking and appointing new Board and Committee members, including an interview process and improvements to the application, since the City's online application form is not ideally suited to the IURA's own needs and mission.

##### **B. Common Council Liaison Report**

None.

##### **C. Staff Report**

Bohn reported the Federal budget should be adopted in March 2022, but the IURA should nonetheless consider possible contingent 2022 Action Plan funding decisions, since President Biden's proposed budget increases HOME and CDBG funding, while the Senate's reduces it back near level funding.

##### **D. Executive Session (to discuss the medical, financial, credit, or employment, or history of a particular person or corporation)**

**— EXECUTIVE SESSION —**

**Proulx moved, seconded by Farrell, to open the Executive Session at 11:06 a.m.**

**Carried Unanimously 5-0**



**Farrell moved, seconded by Lewis, to close the Executive Session at 11:29 a.m.**

**Carried Unanimously 5-0**

No action was taken during the Executive Session.

**X. Adjournment**

The meeting was adjourned at 11:30 A.M.

**— END —**

Minutes prepared by C. Pyott, edited by N. Bohn.

**PUBLIC SERVICES PROJECT BUDGET - GIAC COMPUTER LAB**

**SOURCES**

FUNDING SOURCE TITLE		AMOUNT SECURED*	AMOUNT UNSECURED**	% OF TOTAL BUDGET
1.	Community Development Block Grant (CDBG)		\$22,750.00	67.81%
2.	Community Foundation of Tompkins County	\$10,000.00		29.81%
3.	Greater Ithaca Activities Center	\$800.00		2.38%
4.				0.00%
5.				0.00%
6.				0.00%
7.				0.00%
8.				0.00%
9.				0.00%
10.				0.00%
<b>TOTAL SECURED &amp; UNSECURED FUNDING</b>		<b>\$10,800.00</b>	<b>\$22,750.00</b>	<b>100.00%</b>
<b>TOTAL PROJECT BUDGET</b>		<b>\$33,550.00</b>		<b>100%</b>

<b>LEVERAGE OF SECURED FUNDING PERCENTAGE</b>	<b>32.19%</b>
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\* Supporting documentation is required for amounts listed as secured.

\*\* Please be sure to list all unsecured funding amounts (e.g., funding applied for, but not yet received).

**USES**

PERSONNEL EXPENSES: POSITION TITLES	PROPOSED CDBG AMOUNT (SALARY/WAGES + FRINGE)	PROPOSED OTHER	TOTAL
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
<b>A-TOTAL PROPOSED PERSONNEL BUDGET</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

NON-PERSONNEL EXPENSES: LINE ITEM/TYPE	PROPOSED CDBG AMOUNT (SALARY/WAGES + FRINGE)	PROPOSED OTHER	TOTAL
Supplies - computers, software, projector, printer, headphones	\$22,750.00		\$22,750.00
Publications/Printing			\$0.00
Rent/Lease (Project Operations)			\$0.00
Insurance			\$0.00
Utilities - internet service		\$9,400.00	\$9,400.00
Communications			\$0.00
Stipends			\$0.00
Other Expenses (list below)			
Paper, pens, pencils and other school supplies		\$1,000.00	\$1,000.00
13 LED Desk lamps		\$400.00	\$400.00
			\$0.00
			\$0.00
<b>B-TOTAL PROPOSED NON-PERSONNEL BUDGET</b>	<b>\$22,750.00</b>	<b>\$10,800.00</b>	<b>\$33,550.00</b>
<b>(A+B) TOTAL PROPOSED PROJECT BUDGET</b>	<b>\$22,750.00</b>	<b>\$10,800.00</b>	<b>\$33,550.00</b>